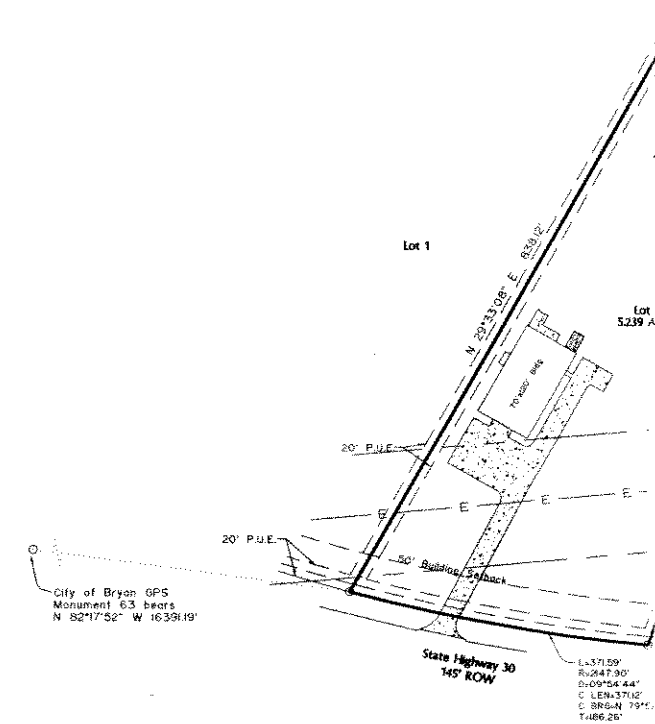




NOTES  
NORTH ORIENTATION IS BASED ON ROTATING THE NORTHWEST LINE TO PLAT CALLS IN DEED RECORDS VOLUME 4929, PAGE 127.  
MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS DEFINED BY CURRENT EDITION OF THE BRAZOS COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS. THERE IS A MINIMUM 25' BUILDING SETBACK LINE ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY UNLESS A GREATER DISTANCE IS CALLED OUT IN THE DEED RESTRICTIONS.  
SANITARY SEWER SERVICE WILL BE BY ON-SITE SANITARY SEWER FACILITIES (OSSSF). ALL LOTS SERVED BY AN ON-SITE SEWAGE FACILITY (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED.  
PUBLIC UTILITY EASEMENT REQUIREMENTS ARE AS FOLLOWS: 20' P.U.E. ALONG SUBDIVISION BOUNDARIES. ALL LOTS ARE OUTSIDE OF THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48040C088 C, DATED JULY 2, 1992.  
THE E SHALL BE A MINIMUM 300' DRIVEWAY SEPARATION FOR ALL LOTS.  
A FIRE HYDRANT SHALL BE INSTALLED BY THE OWNER OF THE PROPERTY.  
WICHITA CREEK SUBD. WILL PROVIDE WATER SERVICE FOR THE LOTS.  
LOT 2A AND 2B SHALL SHARE ACCESS TO STATE HIGHWAY 30 THROUGH THE 30' JOINT ACCESS EASEMENT.  
DEVELOPMENT ACTIVITY ON THE PROPERTY WILL NOT AFFECT DAMAGE TO THE ADJACENT PROPERTIES.



## Original Plat

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, We, The, Keys & Walsh Construction, LLC,  
owner(s) and developer(s) of the land shown on this plat, being  
the tract of land (being part of the tract of land) as conveyed  
to me (us) in the Deed Records of Brazos County in Volume  
4929, Page 127, and designated  
Treasure Hills, Lot 2  
In the ETJ of the City of  
Bryan, Texas and whose name is subscribed hereto, hereby  
dedicate to the use of the public forever all streets, alleys, parks,  
water courses, drains, easements, and public places therein shown  
for the purpose and consideration therein expressed.

Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally  
appeared the person(s) whose name(s) is/are subscribed to the foregoing  
instrument, and acknowledged to me that he/she executed the  
same for purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2008.

Notary Public, State of Texas

### CERTIFICATE OF SURVEY

I, H. Curtis Strong,  
of the State of  
Texas, being duly  
sworn, do hereby  
certify that the  
above described  
subdivision is  
correct and was  
made under my  
personal supervision  
describing said sub-

H. Curtis Strong,

Professional Land Surveyor No. 4961,  
hereby certify that this plat is true and  
correct and that the metes and bounds  
therein described are a true and correct  
description of the land therein described.



### CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, County Clerk,  
do hereby certify that this plat is  
correct and that the metes and bounds  
therein described are a true and correct  
description of the land therein described.

County Clerk  
Brazos County, Texas

### APPROVAL OF THE CITY ENGINEER

I, \_\_\_\_\_, the undersigned, City Engineer of the  
City of Bryan, hereby certify that this plat is in compliance  
with the appropriate codes and ordinances of the City of Bryan  
and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

### APPROVAL BY THE COUNTY COMMISSIONER'S COURT

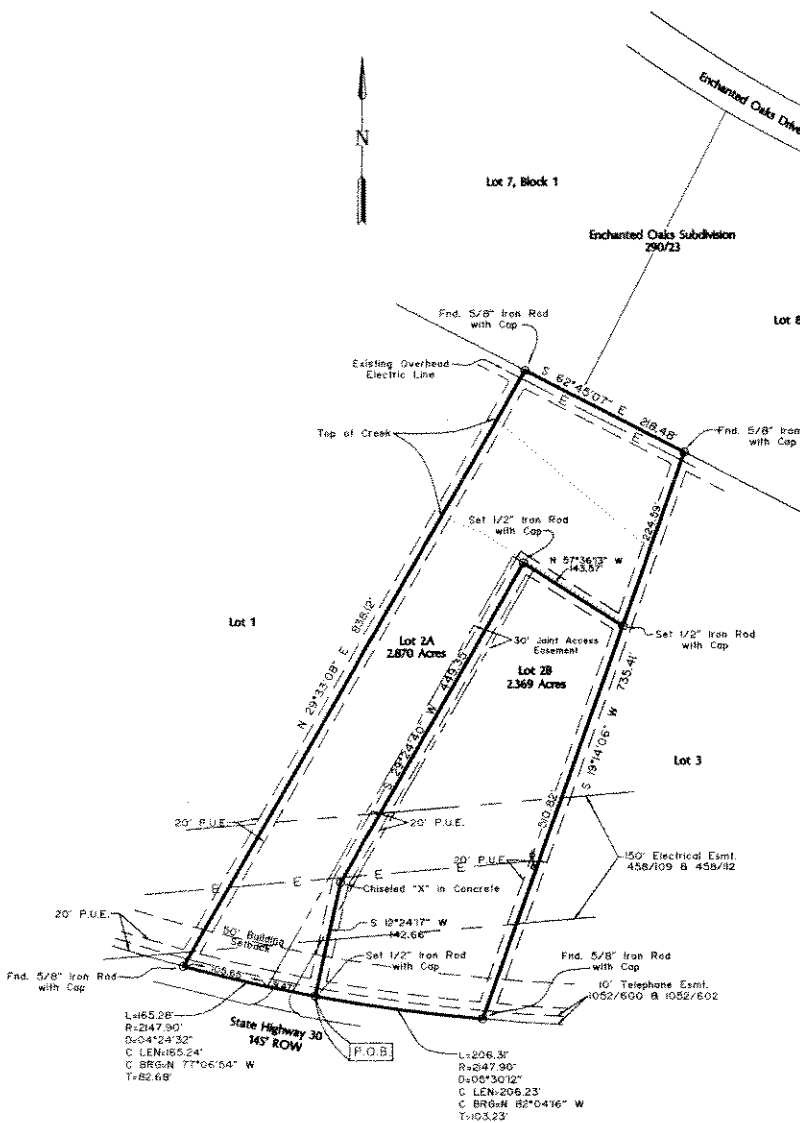
I, \_\_\_\_\_, County Judge of Brazos County, Texas,  
do hereby certify that the attached plat was duly approved  
by the Brazos County, Commissioner's Court on the \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

County Judge, Brazos County, Texas

### APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated  
Secretary of the Planning and Zoning Commission of the City of Bryan,  
hereby certify that this plat is in compliance with the appropriate codes  
and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas



## Replat

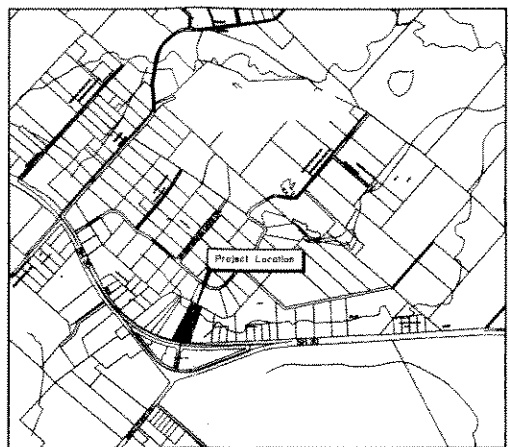
### APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning and Zoning  
Commission of the City of Bryan, State of Texas, hereby certify  
that the attached plat was duly filed for approval with the Planning  
and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day  
of \_\_\_\_\_, 2008, and same was duly approved on the \_\_\_\_\_ day  
of \_\_\_\_\_, 2008.

Chairman

### OWNER:

Keys and Walsh Construction, LLC  
12633 State Highway 30  
College Station, TX 77845  
979-774-3600



### Vicinity Map NTS

Field Notes  
Of  
2.369 Acres

All that certain lot, tract or parcel of land being 2.369 acres situated in the MARIA KEGANS LEAGUE, Abstract No. 28, Brazos County, Texas, and being a part of Lot 2, of Treasure Hills of record in Volume 4929, Page 127 of the Official Records of Brazos County, Texas, said 2.369 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap set in a curve in the north right-of-way line of State Highway 30 for the southwest corner, said corner being located in the south line of Lot 2 of said Treasure Hills, a 1/2" Iron Rod with Cap found for the most southerly corner of said Lot 2 bears S 82°04'16" E a distance of 206.23 feet;  
THENCE N 12°24'17" E, a distance of 142.66 feet to a Chiseled "X" in a concrete driveway for angle point;  
THENCE N 29°24'40" E, a distance of 449.35 feet to a 1/2" Iron Rod with Cap Set for the most northerly corner;  
THENCE S 57°36'13" E, a distance of 143.57 feet to a 1/2" Iron Rod with Cap Set in the common line between Lot 2 and Lot 3 of said Treasure Hills for the most easterly corner;  
THENCE S 19°14'06" W, along the common line between Lot 2 and Lot 3 of said Treasure Hills a distance of 510.82 feet to a 1/2" Iron Rod with Cap found in a curve in the north right-of-way line of said State Highway 30 for the most southerly corner, said corner being the most southerly corner of said Lot 2;  
THENCE along said curve in a clockwise direction having an arc length of 206.31 feet, a radius of 2147.90 feet, a delta angle of 5°30'12", a chord length of 206.23 feet, and a chord bearing of N 82°04'16" W, to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 2.369 ACRES OF LAND, MORE OR LESS.

Field Notes  
Of  
2.870 Acres

All that certain lot, tract or parcel of land being 2.870 acres situated in the MARIA KEGANS LEAGUE, Abstract No. 28, Brazos County, Texas, and being a part of Lot 2, of Treasure Hills of record in Volume 4929, Page 127 of the Official Records of Brazos County, Texas, said 2.870 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap set in a curve in the north right-of-way line of State Highway 30 for the southwest corner, said corner being located in the south line of Lot 2 of said Treasure Hills, a 1/2" Iron Rod with Cap found for the most southerly corner of said Lot 2 bears S 82°04'16" E a distance of 206.23 feet;  
THENCE along said curve in the south line of said Lot 2 and the north right-of-way line of said State Highway 30 in a clockwise direction having an arc length of 165.28 feet, a radius of 2147.90 feet, a delta angle of 4°24'32", a chord length of 165.24 feet, and a chord bearing of N 77°06'54" W;  
THENCE N 29°33'08" E, along the common line between Lot 1 and Lot 2 of said Treasure Hills a distance of 838.12 feet to a 5/8" Iron Rod with Cap found for the most northerly corner, said corner being the most northerly corner of said Lot 2 and the most easterly corner of said Lot 1, said corner being located in the southwest line of Lot 7, Block 1 of said Enchanted Oaks Subdivision;  
THENCE S 62°45'07" E, along the northeast line of said Lot 2 and the southwest line of said Enchanted Oaks Subdivision a distance of 218.48 feet to a 5/8" Iron Rod with Cap found for the most easterly corner of said Lot 2, said corner being the most northerly corner of Lot 3 of said Treasure Hills, said corner being located in the southwest line of Lot 8, Block 1 of said Enchanted Oaks Subdivision;  
THENCE S 19°14'06" W, along the common line between said Lot 2 and said Lot 3 a distance of 224.59 feet to a 1/2" Iron Rod with Cap Set for a southeasterly corner;  
THENCE N 57°36'13" W, a distance of 143.57 feet to a 1/2" Iron Rod with Cap Set for interior corner;  
THENCE S 29°24'40" W, a distance of 449.35 feet to a Chiseled "X" in a concrete driveway for angle point;  
THENCE S 12°24'17" W, a distance of 142.66 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 2.870 ACRES OF LAND, MORE OR LESS.

## REPLAT of LOT 2

TREASURE HILLS  
VOLUME 4929, PAGE 127  
MARIA KEGANS LEAGUE, A-28  
BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' SURVEYED: SEPTEMBER 2008